048.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	967,600 / 967,600
					USE VALUE:	967,600 / 967,600
					ASSESSED:	967,600 / 967,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		MYSTIC LAKE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAUZON ANDREW B/JULIETTE E
Owner 2:	
Owner 3:	
Street 1:	41 MYSTIC LAKE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BANNON MARY/TRUSTEE -
Owner 2:	41 MYSTIC LAKE DRIVE TRUST -
Street 1:	47 MYSTIC LAKE DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .088 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Stucco Exterior and 2217 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3815.000	497,300		470,300	967,600
Total Card	0.088	497,300		470,300	967,600
Total Parcel	0.088	497,300		470,300	967,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 436.54 | /Parcel: 436.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 34108

GIS Ref

GIS Ref

Insp Date 11/10/18

!4070!

PREVIOUS ASSESSMENT

Parcel ID 048.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	497,300	0	3,815.	470,300	967,600		Year end	12/23/2021
2021	101	FV	483,400	0	3,815.	470,300	953,700		Year End Roll	12/10/2020
2020	101	FV	483,500	0	3,815.	470,300	953,800	953,800	Year End Roll	12/18/2019
2019	101	FV	356,700	0	3,815.	499,700	856,400	856,400	Year End Roll	1/3/2019
2018	101	FV	356,700	0	3,815.	364,500	721,200	721,200	Year End Roll	12/20/2017
2017	101	FV	356,700	0	3,815.	317,500	674,200	674,200	Year End Roll	1/3/2017
2016	101	FV	356,700	0	3,815.	270,400	627,100	627,100	Year End	1/4/2016
2015	101	FV	342,600	0	3,815.	264,600	607,200	607,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:00:08

LAST REV

Date	Time
10/09/19	10:57:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4070

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BANNON MARY/TRU	44000-468		10/29/2004		600,000	No	No		
BANNON WILLIAM	32210-418		1/4/2001	Family	99	No	No		
MULKERIN MARY P	26599-351		8/21/1996		235,000	No	No		Y

USER DEFINED

Prior Id # 1:	34108
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2017	1216	New Wind	2,564	C				
12/5/2002	996	Redo Bat	4,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
1/17/2009	Meas/Inspect	197	PATRIOT
1/21/2005	MLS	MM	Mary M
3/30/2000	Inspected	264	PATRIOT
3/7/2000	Measured	197	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3815		Sq. Ft.	Site		0	80.	1.54	1			View	10					470,317						470,300	

Total AC/HA:	0.08758	Total SF/SM:	3815	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	470,317	Spl Credit		Total:	470,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.32816315
Const Adj.:	0.98990101
Adj $ / SQ:	177.491
Other Features:	107750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	521250
Depreciation:	23978
Depreciated Total:	497273

COMMENTS

OF=SINK IN BMT, VIEW. SHARED DRIVEWAY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2002
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

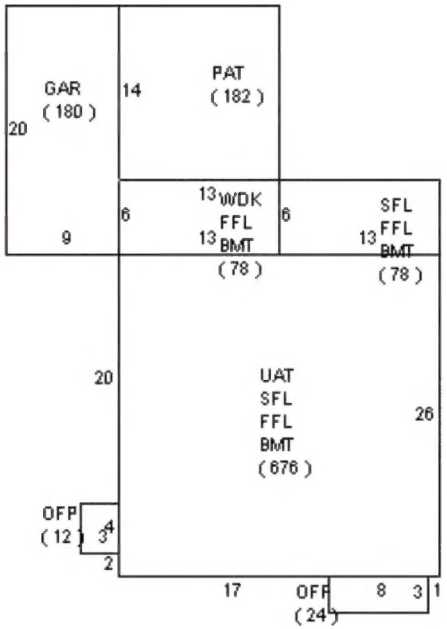
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	195.24
Special Features:	0	Val/Su Net:	164.40
Final Total:	497300	Val/Su SzAd	321.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	832	74.010	61,580
FFL	First Floor	832	177.490	147,673
SFL	Second Floor	716	177.490	127,137
PAT	Patio	182	4.270	777
GAR	Garage	180	28.600	5,147
UAT	Upper Attic	169	124.240	20,997
WDK	Deck	78	15.840	1,235
OFP	Open Porch	36	43.560	1,568
	Net Sketched Area:	3,025	Total:	366,114
Size Ad	1548.3000	Gross Area	3570	FinArea 2217

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	
SFL	95				
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

048.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	